



Rent £12,000 Per annum

Size 500 Square feet

Ref #3103

Address

Address: 4a Claremont Road

Postcode: KT14 6DY

Town: West Byfleet

Area: Surrey

Location

Excellent trading position behind West Byfleet Station in a popular residential area opposite a pub. Plenty of on street parking is available.

Description

£38,000 to include lease, goodwill, fixtures and fittings (stock at valuation.)

We are pleased to offer this fully equipped pizza and pasta take away/ delivery business for sale as a going concern.

The property measures a total of approximately 500 sq ft and comprises reception area/ sales counter with electronic sales cash register and drinks fridge, an open plan kitchen and preparation area with 2 wood fire pizza ovens, deep fat fryer, fridges, freezers, sinks and preparation tables. There are two stock rooms and a staff WC.

We are informed that the average turnover is approximately £4,500 per week.

EPC Rating C.

Early viewings recommended, strictly by appointment only through Franklin Commercial.

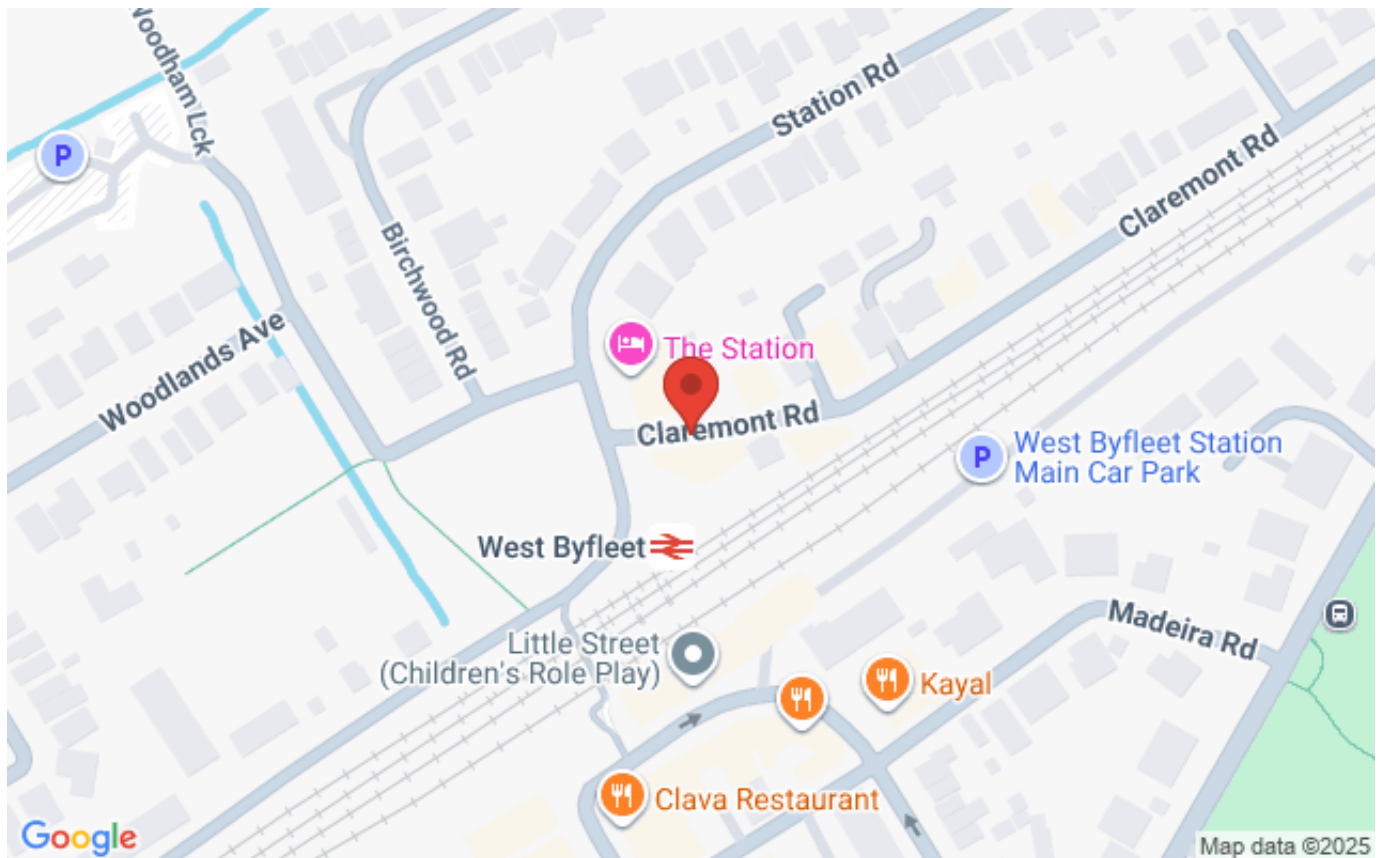
General Information

Tenure:	Leasehold
Rent:	£12,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £7,100. The business should qualify for full small business rates relief, subject to the usual criteria.
Lease details:	10 year lease from 2017 drafted inside the Landlord and Tenant Act 1954 with 5 yearly rent reviews (next review 2027.) Lease not inspected by Franklin Commercial, please verify.
Trading hours:	Closed Monday. Tuesday, Wednesday and Thursday 5pm-10pm. Friday and Saturday 12- 10pm. Sunday 12-9.30pm
Years established:	12
Employees:	2 part time 1 driver during the week and 2 drivers at weekends
Client involvement:	2 full time

Features

- ✓ Business for sale
- ✓ Close to station
- ✓ Excellent trading location
- ✓ Extraction
- ✓ Low passing rent
- ✓ On street parking
- ✓ Well equipped
- ✓ Wood fired pizza oven
- ✓ Well established
- ✓ Ceramic tiled floor
- ✓ Fluorescent lighting

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





